GEORGIA PLANNING COMMISSION
May 10, 2016
7:00 pm

Board Members Present: Peter Pembroke, George Bilodeau, Maurice Fitzgerald, Suzanna Brown, Greg Drew, Tara King & Tony Heinlein

Staff Present: Lary Martell, Planning Coordinator & Cindy Deyak, Zoning Administrator

Others Present: Peter Mazurak, Kevin Harrison, Walt Erickson, Ian Erickson, Christine Orellana & Jonathan Tether

Approved May 24, 2016

The meeting was called to order at 7:00 pm by Peter Pembroke, Chair.

PC-012-15 Sketch Plan Review
Kevin & Shannon Harrison
1420 Georgia Mountain Road (R-1) Recreational District
Parcel # 104170000

Peter Pembroke read the background information into the record.

"Kevin and Shannon Harrison, hereafter referred to as the applicants, are requesting sketch plan review for a 2-lot minor subdivision. The overall development plan is labeled "Kevin & Shannon Harrison, 2-lot subdivision". A small portion of the land is located in the town of Milton. The Georgia Town portion of the property is located within the Recreational (R-1) Zoning District. The applicants are proposing the creation of a 20.1 acre lot, shown as lot 2, with access by means of a 60' right of way. The remaining land is labeled lot 1 and consists of 198.3 acres. Lot 1 is proposed to remain vacant..."

Peter Mazurak, Engineer from Cross Consulting Engineers and Kevin Harrison, applicant, gave additional information on what is being proposed.

The proposed 20.1 acre house site lot does not have frontage on Georgia Mountain Road and is proposed to be accessed via a 60' wide right of way depicted over and across Town Legal Trail #5 a distance of .4 miles. There was extensive discussion regarding applicants' proposed use of this legal trail and consensus that applicants resolve this issue with the Georgia Selectboard prior to applying for Final Plat approval.

Greg Drew made the motion to close the hearing at 7:20pm; seconded by George Bilodeau. The ayes were unanimous; the motion carried.

PC-008-16 Sketch Plan
3-Lot Minor Subdivision
Lawrence & Cathy Martell
1358 Cline Road (AR1 & AR2 Zoning Districts)
Parcel # 102240000

Peter Pembroke read the background information into the record.

"Lawrence Martell, hereafter referred to as the applicant, is requesting sketch plan review for a minor subdivision on a section of property owned by Lawrence and Cathy Martell at 1358 Cline Road. The subject parcel contains approximately 11.36 acres, is benefitted by 889.5' of road frontage on the Cline Road and 367.31' on Fox Haven, and is located within the AR1 and AR2 zoning districts."

A general discussion was held regarding applicant's proposal which included lot layout, frontage, drainage, building envelopes, and screening provided by existing tree lines.

George Bilodeau made the motion to close the hearing at 7:55pm; seconded by Tara King. The ayes were unanimous; the motion carried.

George Bilodeau made the motion to approve the minutes of April 24, 2016, with corrections; seconded by Greg Drew. The ayes were unanimous; the motion carried.

Greg Drew made the motion to move into deliberative session at 8:00pm; seconded by Maurice Fitzgerald. The ayes were unanimous; the motion carried. The Commission moved to deliberative session.

George Bilodeau made the motion to come out of deliberative session at 8:35pm; seconded by Maurice Fitzgerald. The ayes were unanimous; the motion carried. The Commission returned to open session.

Greg Drew made the motion to allow the Kevin and Shannon Harrison sketch plan to move forward to final plat with conditions; seconded by Tara King. The ayes were Peter Pembroke, Maurice Fitzgerald, Suzanna Brown, Tara King, and George Bilodeau; the nayes were Greg Drew and Tony Heinlein; the motion carried.

George Bilodeau made the motion to allow Lawrence and Cathy Martell sketch plan to move forward to final plat with conditions; seconded by Suzanna Brown. The vote was six in favor, one opposed (Greg Drew). The motion carried.

George Bilodeau made the motion to adjourn the meeting at 8:45pm; seconded by Greg Drew. The ayes were unanimous; the motion carried. The meeting was adjourned.

Respectfully Submitted,

Laurie Broe, Secretary Pro-Tem